

**AGENDA**  
**Wednesday, January 15, 2020**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**3:30 PM Presentations and Special Recognitions**  
**4:00 PM Metropolitan Council Meeting**  
**Governmental Building**  
**Room 348**

**ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS**

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

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**CALL TO ORDER**

**ROLL CALL**

**AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:**

1. 19-01260 **Case 70-19 12300-12400 Scotland-Zachary Highway**  
To rezone from General Residential (A4) and Heavy Commercial (C2) to Light Commercial (LC3) on the property located at the east side of Scotland-Zachary Highway, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to defer to January 21, 2020, carried, 6-0  
***This item was deferred from December 4, 2019***  
[Application](#) [Staff Report](#)

2. 19-01384 **PA-14-19 11150 and 11232 Big Bend Avenue**  
 To amend the Comprehensive Land Use Plan from Mixed Use to Residential Neighborhood on property located on the south side of Big Bend Avenue and west of North Sherwood Forest Drive on Lots A-3-A-1 and A-2-A-1 of A.E. Rousse Estate. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Recommend approval, based on examination of the area at a greater level of detail than was done at the time the plan was adopted  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to Case 74-19*  
[Application](#) [Staff Report](#)
3. 19-01385 **Case 74-19 11150 and 11232 Big Bend Avenue**  
 To rezone from Light Commercial (C1) to Single Family Residential (A1) on the property located on the south side of Big Bend Avenue and west of North Sherwood Forest Drive on Lots A-3-A-1 and A-2-A-1 of A.E. Rousse Estate. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to PA-14-19*  
[Application](#) [Staff Report](#)
4. 19-01386 **PA-15-19 9533 Kindletree Drive**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the south side of Kindletree Drive and east of Jefferson Highway, on Lot 104 of Round Oak Subdivision, 2nd Filing, Part 1. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to Case 76-19*  
[Application](#) [Staff Report](#)
5. 19-01387 **Case 76-19 9533 Kindletree Drive**  
 To rezone from Rural to Light Commercial (LC1) on the property located on the south side of Kindletree Drive and east of Jefferson Highway, on Lot 104 of Round Oak Subdivision, 2nd Filing, Part 1. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirement  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to PA-15-19*
6. 19-01388 **PA-16-19 225, 300-400 UND Port Hudson-Plains Road**  
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon an increased demand for smaller lot sizes  
[Application](#) [Staff Report](#)

7. 19-01389 **PA-17-19 6555 Ward Street**  
 To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the east side of Ward Street and north of Brightside Drive, on Lot 23-B of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon a change in conditions  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to Case 84-19*  
[Application](#) [Staff Report](#)
8. 19-01390 **Case 84-19 6555 Ward Street**  
 To rezone from Single Family Residential (A1) to Light Commercial (LC2) on the property located on the east side of Ward Street and north of Brightside Drive, on Lot 23-B of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to PA-17-19*  
[Application](#) [Staff Report](#)
9. 19-01391 **PA-19-19 16313 Jefferson Highway**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located north of Jefferson Highway and east of Antioch Road, on Tract C of the original Foreman Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon review of the area in a greater level of detail  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to Case 82-19*  
[Application](#) [Staff Report](#)
10. 19-01392 **Case 82-19 16313 Jefferson Highway**  
 To rezone from Rural (R) to Light Commercial (LC1) with a portion to Commercial Alcoholic Beverage (C-AB-1) on property located north of Jefferson Highway and east of Antioch Road, on Tract C of the original Foreman Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
*Related to PA-19-19*  
[Application](#) [Staff Report](#)
11. 19-01393 **Case 73-19 14565 Baringers Court**  
 To rezone from Rural to Heavy Commercial (HC1) on the property located on the north side of Baringers Court and east of Baringer Forman Road, on Lot D-1-E of the J.L. Mallet Tract. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning; being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
[Application](#) [Staff Report](#)

12. 19-01394 **Case 75-19 250 South Foster Drive**  
To rezone from Single Family Residential (A2) to Heavy Commercial (HC1) on property located on the west side of South Foster Drive and north of Government Street, on Lot A-2 and a portion of Lot A-1, both a portion of the Second Presbyterian Church Property, formerly known as the Russel Nicolosi Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
[Application](#) [Staff Report](#)
13. 19-01395 **Case 77-19 268 West Chimes Street**  
To rezone from Commercial Alcoholic Beverage (Restaurant) (C-AB-1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street and east of Lake Street, on a portion of Lot 2 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
[Application](#) [Staff Report](#)
14. 19-01396 **Case 78-19 9500-10000 UND Baringer Foreman Road**  
To rezone from Transition (B1) to Heavy Commercial (HC1) on the property located on the east side of Baringer Forman Road and north of Baringer Court, on Lot D-1-A-1 of the J.L. Mallet Tract. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
[Application](#) [Staff Report](#)
15. 19-01397 **Case 79-19 12650 Florida Boulevard**  
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2) on property located on the south side of Florida Boulevard and east of Longbow Drive, on a portion of Lot D-1-A of the St. Elmo Lively Property. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to defer to January 21, 2020, carried, 6-0  
[Application](#) [Staff Report](#)
16. 19-01398 **Case 80-19 9200-9700 UND Bluebonnet Boulevard**  
To rezone from Single Family Residential (A1) to Light Commercial (LC1) on property located on the east side of Bluebonnet Boulevard and north of Highland Road, on Tract B of the E.L. Chaney Tract. Section 70, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 6-0  
[Application](#) [Staff Report](#)

17.

19-01399

**ISPUD-12-19 Ozetta Residential Development**

Proposed medium density residential development located on the east side of Connell’s Park Lane and north of Goodwood Boulevard, on Lot 1-A of Connell’s Park Subdivision, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

**PLANNING STAFF FINDINGS:** • Approval of the sidewalk waiver is recommended to avoid pedestrian/vehicular conflicts • Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements if alternate circulation system is approved

**COMMISSION ACTION:** Motion to approve carried, 6-0

[Application](#) [Staff Report](#) [Plan](#)
18.

19-01400

**SPUD-2-19 Valencia Park**

A proposed multi-family residential development located south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Tract A of Suburb Gracie, Square 10. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

**COMMISSION ACTION:** Motion to approve carried, 6-0

[Application](#) [Staff Report](#) [Plans](#)

**ADJOURN**